

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: Crowsnest Management Holdings Ltd.
“the Owner”

Harry Kuryluk
“the Owner”

Grant Kuryluk
“the Owner”

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Municipality of Crowsnest Pass, Alberta and municipally described as: Lots: 11-14, Block: 2, Plan: 33191, 2022 & 2034-129 Street, Blairmore, AB, **Unit 6**.

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, in contravention of the Public Health Act and Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. Building materials were in poor repair including:
 - i. The kitchen ceiling was missing most of the wall board. Most components were exposed such as joists, plywood, wires, etc. Other materials (such as plastic) were hanging down or poorly secured.
 - ii. Building materials related to the roof leak were wet, water damaged, and possibly mouldy.
- b. The roof was actively leaking into the kitchen.
- c. The finishes were in poor repair or missing including:
 - i. Window trim was missing or damaged in the living room.
 - ii. The edge of the bathtub had gaps and required sealing.
 - iii. Walls were damaged in the unit. Notably:
 - 1. The kitchen wall had a large hole with a rag shoved in it.
 - 2. There was a large gap under the living room window wall patch.
 - 3. There was a wall hole where the door intercom was removed,
 - 4. There were various other substantial wall holes.
 - iv. The living room ceiling repair patch was not finished (painted, taped, mudded).

- v. The living room window wall patches were not finished (painted, taped, mudded).
 - vi. The kitchen flooring was damaged at the seam to the living room.
- d. The bathroom exhaust fan was in poor repair.
- e. The radiator cover was missing pieces.
- f. The electrical system was in poor repair including:
 - i. The bathroom wall outlet had no cover.
 - ii. The building access intercom panel was missing. Wires were exposed in the open hole.
 - iii. The kitchen ceiling light fixture was not securely attached to the junction box.
 - iv. The bedroom ceiling light was modified with a pot light hanging by electrical wires from the installed light.
- g. The smoke detector did not function.
- h. Broken drywall and debris were strewn about the kitchen floor.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. Building materials were in poor repair. This is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- b. The roof was actively leaking into the kitchen. This is in contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- c. The finishes were in poor repair or missing. This is in contravention of section III(5)(5a,b) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- d. The bathroom exhaust fan was in poor repair. This is in contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a

flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

- e. The radiator cover was missing pieces. This is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22°C(71°F), or maintained at a temperature of at least 22°C(71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- f. The electrical system was in poor repair. This is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.
- g. The smoke detector did not function. This is in contravention of section IV(12)(a) of the Minimum Housing and Health Standards which states that: Smoke alarms shall be operational and in good repair at all times.
- h. Broken drywall and debris were strewn about the kitchen floor. This is in contravention of section V(16) of the Minimum Housing and Health Standards which states that: The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

- 1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before **February 28, 2026**.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace all damaged building materials. Work should be conducted by a qualified professional. Moisture damage may be extensive and require careful assessment.
 - b. Repair the roof leak. The roof must be in good repair for the entire building. Work should be conducted by a suitable roofing professional to prevent future leaks.
 - c. All finishes must be repaired and completed fully. This includes all finishes such as flooring, walls, ceilings, baseboards, and trim.
 - d. Repair or replace the bathroom exhaust fan to operate properly.
 - e. Install all pieces on the radiators.

- f. Repair or replace all damaged electrical components. Work should be conducted by a qualified professional.
 - g. Repair or replace the smoke detector.
 - h. Clean the entire unit.
 - i. Ensure all the Housing Regulation requirements are met throughout the unit.
3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. **You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations**, or to prevent a public health nuisance.

DATED at Blairmore, Alberta, December 12, 2025.

Executive Officer
Environmental Health Officer

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Order of an Executive Officer – Closed for Tenant Accommodation – Order to Vacate

RE: Those housing premises located in Municipality of Crowsnest Pass, Alberta and municipally described as: Lots: 11-14, Block: 2, Plan: 3319I, 2022 & 2034-129 Street, Blairmore, AB, Unit 6.

Page 5 of 5

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Copy: Municipality of Crowsnest Pass, Royal Canadian Mounted Police

Alberta Health Services • Environmental Public Health • South Zone

PO Box 67, Blairmore, Alberta, Canada T0K 0E0

<https://www.ahs.ca/eph>